

# ACBC Board Meeting 8/18/2022

## Minutes

Call to Order 6:36pm. In person meeting at shelter

Board Members Present: Dustin Frederick President, Jack Burchard Vice President, Marty Lull Secretary, Mark Valencia, Sharon Savereux, Recording Secretary.

Officer Present: Dennis Egan Treasurer

Additional Members Present: Steve Kobycyk, Nancy McClosky, Evelyn Novak, Bob Payton and Bob Wilbur

Because Sharon cannot be present for entire meeting, Jack was designated to take minutes.

Previous Minutes: Sharon and Dustin have prepared and circulated minutes from Board Meetings in April, May, June and July 2022. These have not been previously approved. Not all Board Members had received the email. All Board members will review. Approval of these minutes deferred until September meeting. Marty: Monthly Minutes should be posted on the swimming pool bulletin board as stated in Standing Rules. All agreed.

### REPORTS:

Shore Armoring: (Out of order) Ed Delahanty reported that contractors have requested payment for extra work not anticipated. The total additional amount to MSA and CGS is \$3,050. Ed explained the reasons for extra work. He informed contractors to not perform extra work in the future without prior approval from us. Motion: Made, 2nd and approved: to pay the additional \$3,050.

From the assessment last year the Club has collected over \$174,000. Projected total cost for project was \$175,000. Projected billing right now, without having firm construction cost bid is \$150,000.

President, Vice-President, Secretary: No reports

Treasurer: Dennis Egan circulated all monthly financial reports. Motion: Moved, 2<sup>nd</sup> and passed: The disbursements specified in the monthly report are approved.

### Committee Reports:

Grounds and Building Marty Lull:

- Marty has organized a group of volunteers to cut up the pile of donated logs that are in the parking lot. Will proceed mid September.
- All fire extinguishers have been inspected and approved.

- Replacement of windows in shelter. This project is ongoing. Home Depot previously rescinded its bid for glass windows. Now the cost of glass windows is estimated at \$15,000 with an additional \$3,000 for tempered glass. Marty obtained quotes for Polycarbonate windows at about \$100 each plus installation. He believes volunteer handymen can handle the job with purchase of poly carbonate windows at a total cost of under \$2,000. Marty recommends that \$18,000 is too much for replacement windows. Board agrees and directs him to get bid on Poly carbonate windows. Discussion item: should we rely on volunteers or hire a handyman? Marty will first try to line up skilled volunteers. Should be consistent with future plans to replace siding. *I didn't record whether there was a motion.*
- There was an anonymous donation of a power lawnmower. Marty repaired. Old lawn mower and old generator don't work and are junked. Motion: Made, 2<sup>nd</sup> and passed to reimburse Marty \$50 for lawnmower maintenance.
- The climbing dome in the playground was disassembled, welded and painted by Marty and a volunteer.
- Cannot find contractor to remove old bark from playground. The estimated cost of the bark delivered but not spread is \$7,700. Unknown whether trucker will bring to island. Discussion from members. Should we not use a manufactured product. The answer is not clear. Marty continues to investigate.
- Members have requested installation of a slide on the playground. Cost is \$7-9,000. Not budgeted.
- Requests payment to Palmer Geotech of \$1,200 for survey of bluff. The County needs that report plus an amended Arborist report to approve tree cutting or removal on that part of the slope above S. Bird drive that belongs to the Club. Discussion of requirements. No discussion of why we are responsible for this cost other than it's on our land. The project is to cut willows and alders on Club owned land. Motion: Made, 2<sup>nd</sup> and approved: Pay invoice of \$1,200 to Scott Palmer Geotech Services. County will approve work when it has both reports.

Lake Committee Bob Wilbur.

- Working on permit to line outflow pipe.
- Motion Made, 2<sup>nd</sup> and passed to reimburse \$25.28 for lumber for information kiosk.

Pool Dennis Egan

- Question: why can't we keep pool open past Labor Day? Because the lifeguards are back in school and there is no one to remove and replace pool cover.
- Approximately 3,000 swim lessons provided this year.

Dennis Egan Other Projects:

- Asphalt for S. Bird: Was able to get bid below \$20,000 by having Marty paint the speed bumps and eliminating a bit of the project. Contractor has marked the damaged area that will be replaced. Will seal coat whole road. Mid-September. Road will be closed for one day. Barricades and signs will be used.

- Wi-Fi Project for Clubhouse: After a lot of digging the conduit has been located. Astound will install its equipment on outside of equipment room. We already purchased necessary parts for \$1,625. This will provide Wi-Fi in the clubhouse and pool area.
- Generator for Backup Power to Clubhouse: This 10K generator was previously donated. Generator will allow use of clubhouse during power outages as emergency shelter. Motion Made, 2<sup>nd</sup> and approved to expend up to \$2,000 to convert to propane and electric hookup and other necessary work.

Budget and Finance Dennis Egan: Dennis explained that the 2023 Budget process will begin in September. The Committee includes Evelyn Novak, future treasurer, and Steve Kovak. President affirmed their appointment. Dennis explained that the projected numbers in the reserve study for replacement of the pool building will be increased from \$500,000 to \$750,000 because the cost of removal of old building was not included in projection and due to inflation. The reserve study used a projected inflation rate of 3% which turned out to be too low.

Communications Bob Payton. The Committee has prepared and circulated written recommendations to the Bylaws Committee. In summary there are 2 recommendations. 1) Reduce frequency of Newsletters from 3 to 2 per year; and 2) Send communications by e-mail only and not send hard copies by stamped mail to those who have not provided e-mail address.

Bylaws Jack Burchard.

- Dan Houser has joined the Committee with Ed Delahanty, Steve Kobyck, Suzy Palmer and Jack.
- A meeting is scheduled for September 6 at 7:00 pm. Will probably have to switch to zoom due to availability.
- We have received written suggestions on Bylaw changes from Bob Wilbur for the Lake Committee to clarify the procedure for proposing assessments and Bob Payton for the Communications Committee. They will be circulated and considered along with the topics of attorney fees and costs in lawsuits, associate memberships and any other suggested topic.
- Discussion: Should the Board direct the committee on what topics to consider. E.G., should the Board direct the committee to consider the written proposals from the lake and communications committees. After prolonged discussion the possible motion was tabled and the President will informally refer the matter to the Bylaws Committee. There is no limit to the possible sources of Bylaws considerations: our attorney, the Board, Committee Members and other Club Members.

Nominating No report. *Ed Delahanty, Mike Tenore, Chair, Marty Lull, Norma Jefferson and Lynda McClure are members. Outside the meeting discussion. We have not replaced Ben Robinette who resigned. Dustin thinks the remaining term is too short for a temporary replacement. Secretary Marty Lull and President Dustin Frederick have maximum terms of 6 years consecutive which expire at the end of 2022. That means we need to replace 3 Board Members at the 2023 General Members Meeting. The process has not started. Bylaws provide*

*for 7 Directors. We have conducted no other discussions on this topic. How do we find those who are willing and able. Evelyn Novak was mentioned. Dennis said she is willing to serve as Secretary but does not want to be on the Board.*

Social Dennis Egan.

- Community Garage sale is scheduled for August 26 and 27. Bulletins were sent out.
- Labor Day BBQ will be on Sunday 9/4 at 1-3pm.
- Looking to replace chair cushions in club house. Budgeted.

Welcoming Jim Kunz was not present but reported by email. Distributed 10 welcome packets and made some changes such as including an invitation to volunteer and participate in club activities and the Board.

No Other Committee Reports

UNFINISHED BUSINESS:

LITIGATION COMMITTEE Jack Burchard presented the substitute resolution, prepared by Attorney Stephen Smith establishing the committee. The written motion has been circulated and provided to the Board. The resolution replaces previous resolutions on 5/19 and 6/16. It follows the Board's direction, on advice of counsel, that the committee be advisory only and include the president ex officio, two Board Members and two general members: Mark Valencia, Jack Burchard, Dennis Egan and Ed Delahanty. Motion: Written motion by Jack, 2<sup>nd</sup> and approved. Motion to be attached to minutes if possible.

Report on the 12 lawsuits in Superior Court. Stephen Smith of Sound Legal Partners is our attorney. There is a counter suit against us. Shawna Lydon of Betts Paterson was hired by our former insurer. We previously requested that Lydon be replaced because she was not communicating and was taking way too long to get on board. Now they are working together and she has prepared and sent discovery requests. This is a great savings to the Club because she will bill the cost of discovery to the Insurance Company rather than to us and she and Stephen will share info.

Dennis mentioned that the committee needs to meet and supervise the attorney more. He believes we should get a cost estimate before letters, etc. are prepared. Some wonder if this is impractical. Committee will discuss.

Stephen is pursuing enforcement of judgment against one member as requested by the Board. Dennis wants to know exactly what that means.

Lake/Floating Dock Issue: Bob Wilbur. No new information. We could address this with a Standing Rule if deemed advisable. No action.

Lake Assessment or Budgeting to Address Blue-Green Algae: Bob Wilbur. The lake committee has provided and circulated suggestions for the Bylaws Committee. The purpose is to clarify and the procedure for seeking an assessment and reconciliation of apparent inconsistencies in the

Bylaws. The Lake Committee is not planning any other action at this time but believes the matter is for the Board to solve.

Jack suggested: 1) If members want to propose an assessment, they should present the request in writing from 1/20<sup>th</sup> of the membership and the Board will present in a written ballot. 2) We should not pursue the idea that the proposers of an assessment pay for the costs of printing and mailing Ballots. (On this point it appeared that all agree)

Dennis and other corrected Jack: according to the Bylaws when members propose a special assessment there must be a special meeting with a quorum of 10% before ballots can be mailed. So there's an inconsistency. If the proposed special assessment comes from the Board, no such extra special meeting is required. This is one of the Bylaws issues that might be clarified. No action.

### NEW BUSINESS

Steve Kobyck raised a concern about visitors to the new WCLT preserve next to us may use or may have been directed to use our parking lot and access the land trust across our property. There is some event scheduled in August.

Not much clear information available yet. We need to monitor the situation with our limited private parking lot. We will wait and see what happens.

MEMBERS' FORUM General Discussion

No Executive Session.

Meeting adjourned at approximately 8:30